

Dodge County Assessor's Office

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Tax Equalization and Review Commission

Honorable Commissioners:

The attached spreadsheet entitled "2020 Market Area Sales – Dodge County" shows the market area of each Commercial/Industrial sale in Fremont, NE (column B), used by Property Assessment Division for their R&O statistical analysis.

1. Column Y indicates the number of sales that occurred in each market area.
2. Column S shows the percentage of adjustment (on Improvement values ONLY) this office would have initially taken to reach a 92% median for Fremont (pre-TERC). Market areas consisting of only one (1) sale would have remained the same with no adjustment.
3. Column V displays the percentage of adjustment applied to each market area where those sales occurred in order to reach TERC's statutory 96% median.
4. Column X presents Fremont's new assessed total after the increase.
5. Column Z shows the number of sales in a specific market area that would be adjusted to reach TERC's statutory 96% median.
6. The lines highlighted green represent land-only sales – no improvement value.

The purpose of this latest spreadsheet:

Each market area in Fremont uses its own cost table with regard to both land and improvements. Each sale must be processed within its own area rather than lumped together in one homogeneous grouping.

Thank you.



Debbie Churchill
Dodge County Assessor